

Gosport Borough Local Plan 2011-2029

**Schedule of Proposed Minor Modifications
to the Publication Version:**

Nov 2014



GOSPORT
Borough Council

This Schedule sets out a number of proposed minor modifications to the text and policies of the Local Plan and the reasons for the changes following the closure of the period for representations on the Publication version and the submission to the Planning Inspectorate. These minor modifications should be read together with the Publication version of the Gosport Borough Local Plan 2011-2029.

New text is shown as underlining. Deleted text is shown as ~~strikethrough~~.

Schedule of Minor Modifications

Reference	Proposed modification	Reason
Chapter 1		
Paragraph 1.2 -3 rd sentence and associated footnote	The Local Plan is a key component of the LDF. It is produced in accordance with the Government's National Planning Policy Framework (NPPF) (2012) and has had regard to the Marine Policy Planning Statement ² and the National Planning Practice Guidance (NPPG). https://www.gov.uk/government/policies/protecting-and-sustainably-using-the-marine-environment https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69322/pb3654-marine-policy-statement-110316.pdf	To refer to the relevant marine planning document
Paragraph 1.6	Implementation and Monitoring Add sentence. <u>The South Hampshire Strategy Review, following consultation, is likely to be approved by PUSH in mid 2016. This action will necessitate a review of this local plan and this is recognised in the latest version of the Local Development Scheme³.</u> www.gosport.gov.uk/ldf	To make it clear that an early review of the local plan will be undertaken once the Review of the South Hampshire Strategy has been approved by PUSH.
Paragraph 1.7	This Local Plan and its Policies Map, when adopted, replaces all the Saved Polices in the Gosport Borough Local Plan Review 2006 and its Proposals Map	To make it clear that in line with Regulation 8(5) of the Town & Country Planning (Local Planning) (England) Regulations 2012 as amended that all the saved policies in the GBLPR 2006 will be superseded.
Chapter 3		
Para 3.44	[2 nd sentence] The Borough also has numerous locations which contain <u>important habitat and species that are identified on the UK List of Priority Species and Habitats</u> and the Hampshire Biodiversity Action Plan priority species .	To ensure terminology is consistent with the Natural Environment and Rural Communities Act 2006
Summary of Issues	Protect <u>and enhance</u> the Borough's built heritage	To reflect comment made by English Heritage

Reference	Proposed modification	Reason
Chapter 6		
Table 6.2 footnote	Daedalus has a residential allocation of 30 <u>5</u> 0 dwellings in the emerging Local Plan	To correct a typing error as Policy LP5 refers correctly to 350 dwellings rather than 300 dwellings.
Chapter 7		
Para 7.41	Last sentence. Early discussions with the Environment Agency and Hampshire County Council, as the Lead Local Flood Authority (LLFA), regarding development at the Waterfront will be necessary.	As the risk of flooding on this site is likely to be from coastal flooding. It is not necessary for early engagement with HCC on this matter.
Para 7.57	It will be important to take opportunities to protect and enhance the biodiversity within the site particularly in relation to priority habitat and species that are identified on the UK List of Priority Species and Habitats and in the Hampshire Biodiversity Action Plan habitats and species.	To ensure terminology is consistent with the Natural Environment and Rural Communities Act 2006.
Para 7.112 5 th sentence	Any proposal will need to include details of the on-going management of the site to protect and enhance the site's biodiversity particularly in relation to habitats and species included on the national UK List of Priority Species and Habitats and within local Biodiversity Action Plans.	To ensure terminology is consistent with the Natural Environment and Rural Communities Act 2006.
Para 7.127	It is anticipated that a limited retail need will arise as part of any development to meet the requirements of new residents. The floorspace of such provision should be restricted and serve the immediate residential/employment catchment for everyday and small-scale shopping needs, as suggested by the Borough Council's latest evidence. <u>Small scale in this instance is considered to be approximately 300sq.m.</u> Depending on the nature of the rest of the development a small amount of specialist shops/services may also be appropriate on the site for example relating to health uses. Similarly food and drink uses are likely to be appropriate to serve the uses of the site including visitors to the Historic Park and promenade.	To provide greater clarity on what is regarded as small scale retail needs in this instance. The Haslar Hospital site has recently been granted planning permission for 299sq.m. (gross internal) retail development.
Policy LP9a Point d	d) accord with the principles set out in Policy LP45 on flooding including the requirements of a Flood Risk Assessment with the appropriate flood <u>risk management measures</u> defences and mitigation measures;	To provide consistency with the phrasing used elsewhere in the Local Plan which refers to a wider range of possible measures, as recommended by the Environment Agency.
Chapter 9		
Para 9.24 2 nd sentence	However there may be exceptional <u>certain</u> circumstances where the development of	To be consistent with Policy LP16.

Reference	Proposed modification	Reason
	dwellings on part of a site could be considered acceptable to the Council	
Para 9.60 1 st sentence	Information and Communication Technologies (ICT) includes high speed broadband and 3rd and 4th generation telecommunication technology (often referred to as 3G and 4G) for laptops, wireless modems, smart phones and other mobile devices.	Typographical amendment
Chapter 11		
LP24	Point 4: Delete in appropriate locations	To clarify point made by Hampshire CC. Appropriate locations will be determined by other policies in the plan.
Paragraph 11.15 1 st sentence	Affordable housing can be made met by a variety of formats...	Typographical amendment
Paragraph 11.20 2 nd sentence	Plan 10 in Section 10 <u>Plans in the Annual Monitoring Reports</u> gives an indication of accessible areas within Gosport.	This plan was deleted from section 10 and has been included In the Annual Monitoring Report so that it can be readily updated.
Paragraph 11.22 2 nd sentence	There will be growing demand for specialist types of housing in addition to those that are capable of adaption through the Lifetime Homes initiative.	To reflect the latest Government guidance set out in the Housing Standards Review.
LP26	Planning permission will be granted on land at Fareham Road (as shown on the Policies Map) for 4-pitch 1 site for up to 3 caravans for Gypsies and Travellers.	HCC advise that a single pitch is likely to be too small for three caravans.
LP29 (Point 1)	1. Proposals for new retail and other town centre uses outside of a centre will need to undertake meet the : a) the sequential test in accordance with the latest Government guidance; and b) <u>an</u> impact assessment in accordance with the latest Government guidance and locally set floorspace threshold.	To improve the clarity of the sentence.
LP34 Point 3b)	b) in particular circumstances off-site provision may be considered appropriate for sites of 50 dwellings or more provided a financial contribution is secured through a Section 106 Agreement. <u>Contributions will be directly related in scale and in-line to the proposed development to reflect the impact the development has on existing green infrastructure.</u> Such funds will be used to improve an existing facility normally within 800 metres of the development site to achieve the Council's 'Good' Standard;	As suggested by McCarthy and Stone this proposed modification would make explicit reference for the need that contributions are proportionate.

Reference	Proposed modification	Reason
Chapter 12		
Policy LP38 Point 2	<p>New development will be required to meet at least the relevant national standards for energy use and CO₂ reduction. This should includes measures set out in the zero carbon hierarchy <u>as follows</u>: in that development should:</p> <p>a) be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings;</p> <p>b) connect to existing combined heat and power (CHP) and District Heating/Cooling networks or contribute to their future development;</p> <p>c) use renewable energy technologies to produce required energy on-site; and</p> <p>d) make use of 'Allowable Solutions' to deal with any remaining CO₂ emissions</p>	To provide further clarity that the developer has a degree of choice in which measures can be used to reach the national standards.
Paragraph 12.24 1 st sentence	<p>The Borough Council is proposing to introduce a local will require new development to meet the water efficiency standard of 110 litres per person per day (including external water use) based on Government guidance in accordance with the provisions set out in the Government's Housing Standards Review.^{FN220}</p> <p><small>FN220Housing Standards Review Technical Consultation (September 2014)</small></p>	To update text to make reference to the latest Government document on the Housing Standards Review.
Paragraph 12.31 Last sentence	<p>Proposals for SuDs also require approval from the SuDs approval Body (SAB) which in this case is Hampshire CC. The application to the SAB should be progressed at the same time as a planning application</p>	The SuDs approval body does exist yet so text should be amended particularly in light of Government consultation document on future of SuDs.
Policy LP44 (point 2)	<p>Development proposals should ensure that habitats and species in <u>on the 'UK List of Priority Habitats and Species'</u> and <u>included within</u> Hampshire Biodiversity Action Plans are protected and populations strengthened</p>	To ensure terminology is consistent with the Natural Environment and Rural Communities Act 2006.

Reference	Proposed modification	Reason
Para 12.76	<p>Consequently it will be a requirement of new residential development to contribute towards the measures identified by the Project and as well as other measures that may be considered appropriate. A broad level <u>study 'Towards an Avoidance and Mitigation Strategy'</u> has been produced as part of the SDMP and work is being undertaken to implement a package of interim measures which will form part of a longer term action plan. This could include the implementation of on-site measures as part of the development proposal and/or financial contributions to local and/or sub-regional projects. It has been recognised by the SDMP that an important of component of the mitigation measures will be the creation of the Alver Valley Country Park as a suitable alternative natural greenspace (SANG) to deflect pressure from sensitive parts of the coast. The package of measures could also include, coastal rangers, education initiatives particularly focussed at dog walkers, as well as various potential access management projects. The work is ongoing and the latest information can be found on the relevant website. <u>The Solent Recreation Mitigation Partnership (SRMP), which includes Gosport Borough Council has been formed to implement a package of mitigation measures.</u> The Borough Council will produce a procedure note once an agreed approach has been adopted. <u>has prepared a protocol^{fn} describing how 'in combination' effects can be mitigated by a financial contribution.</u></p> <p>fn http://www.gosport.gov.uk/sections/your-council/council-services/planning-section/pre-application-advice/</p>	To update the text to reflect the formation of the Solent Recreation Mitigation Partnership
Paragraph 12.85	<p>[Title] Priority Habitats and Species Biodiversity Action Plan Target Species and their Habitats (point 2 of Policy LP44)</p> <p><u>Section 40 and 41 of the Natural Environment and Rural Communities Act 2006</u> Section 74 (2) of the Countryside and Rights of Way Act 2000 requires the Government to produce a list identifying habitats and species which are considered of principal importance for the</p>	To ensure terminology is consistent with the Natural Environment and Rural Communities Act 2006 and other minor typographical changes.

Reference	Proposed modification	Reason
	<p>conservation of biological diversity in England. This list forms the '<u>UK List of Priority Habitats and Species</u>' —<u>UK Biodiversity Action Plan</u>.^{FN} The Hampshire Biodiversity <u>Action</u> Plan has been prepared by...</p> <p>FN</p> <p>www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/prioritylist.aspx</p>	
Paragraph 12.86	When determining planning applications the Borough Council will have regard to the ' <u>UK List of Priority Habitats and Species</u> ' and Hampshire Biodiversity Action Plans. Appropriate measures will be secured through the use of conditions and planning applications where applicable.	To ensure terminology is consistent with the Natural Environment and Rural Communities Act 2006.
	Duplication of paragraph numbering for 12.91 & 12.92	Renummer paragraphs from 12.92
Policy LP45 Point 3	A site specific Flood Risk Assessment (FRA) will be required for development proposals on those sites which are 1 hectare or more in Flood Zone 1 and for all development on land within Flood Zones 2 and 3. The FRA must also clearly demonstrate that any residual risks can be safely managed. The development proposal must demonstrate safe access and egress to and from the site. In exceptional circumstances should this not be possible to achieve then clear and detailed justification as to why this is the case will be required. In such cases, the developer will be required to provide an appropriate standard of safe refuge(s) and associated facilities within the development. <u>In these circumstances a robust flood warning and evacuation plan would need to be submitted with the development proposal.</u>	To clarify that a flood warning and evacuation plan will be required in particular circumstances as recommended by the Environment Agency.
Paragraph 12.97	In addition to the above, proposals for development must show safe access and egress to and from the site during the occurrence of a flood event. This must be shown in a site specific FRA which will accompany a planning application. There may be some exceptional circumstances where it may not be possible to provide a safe access route. The Borough Council consider such occasions where this is the case to be very rare. However, where it is	To clarify that a flood warning and evacuation plan will be required in particular circumstances as recommended by the Environment Agency.

Reference	Proposed modification	Reason
	clearly and robustly demonstrated by the developer through a site-specific FRA that it would not be possible to deliver a safe access to and from the site then alternative measures will be considered. This could include the provision of an appropriate safe refuge(s) and associated facilities within the development for those people who are unable to leave if a flooding emergency were to occur. <u>In such instances it will be necessary for the developer to prepare a robust flood warning and evacuation plan.</u> It is recommended that advice relating to the arrangements for these matters is sought at the pre-application stage.	
Paragraph 12.100 Whole paragraph	Hampshire County Council is currently preparing Surface Water Management Plans (SWMPs) across Hampshire. A SWMP assesses the potential risks posed by surface water flooding and includes an action plan of how the risks can be managed and includes information about funding and delivery of identified improvements. It is anticipated that countywide coverage at district council level for these plans will be completed by 2015 and will help to identify surface water 'hot spot' areas and will be able to assist in identifying flood risk issues in more detail in order to avoid increasing the surface water run-off rates within these areas.	To reflect comments made by Hampshire County Council who are now considering an alternative approach.
Paragraph 12.102 Last sentence	Proposals for SuDs also require approval from the SuDs approval Body (SAB) which in this case is Hampshire CC. The application to the SAB should be progressed at the same time as a planning application	The SuDs approval body does not exist yet so text should be amended particularly in light of Government consultation document on future of SuDs
Paragraph 12.108 3 rd sentence	The accompanying Habitats Regulations Assessment to the SMP indicated the extent of habitat losses anticipated as a result of implementing SMP policy and that these losses will be compensated by the Region Habitat Creation Programme (RHCP).	Amendment of spelling
Paragraph 13.14	A review of the South Hampshire Strategy by the PUSH authorities is programmed for completion in 2016 and <u>is likely to this will</u> be the trigger for some form of review of this Plan. <u>A revised Local Development Scheme has been published which sets out an indicative timetable for the review of</u>	To reflect the fact that PUSH have firmed up their timetable for SHS Review and that a revised LDS has been published indicating a provisional timetable for the Review of the local plan.

Reference	Proposed modification	Reason
	the local plan. Similarly a review could be required if there This review will also take into account any is a significant revisions of to the National Planning Framework	